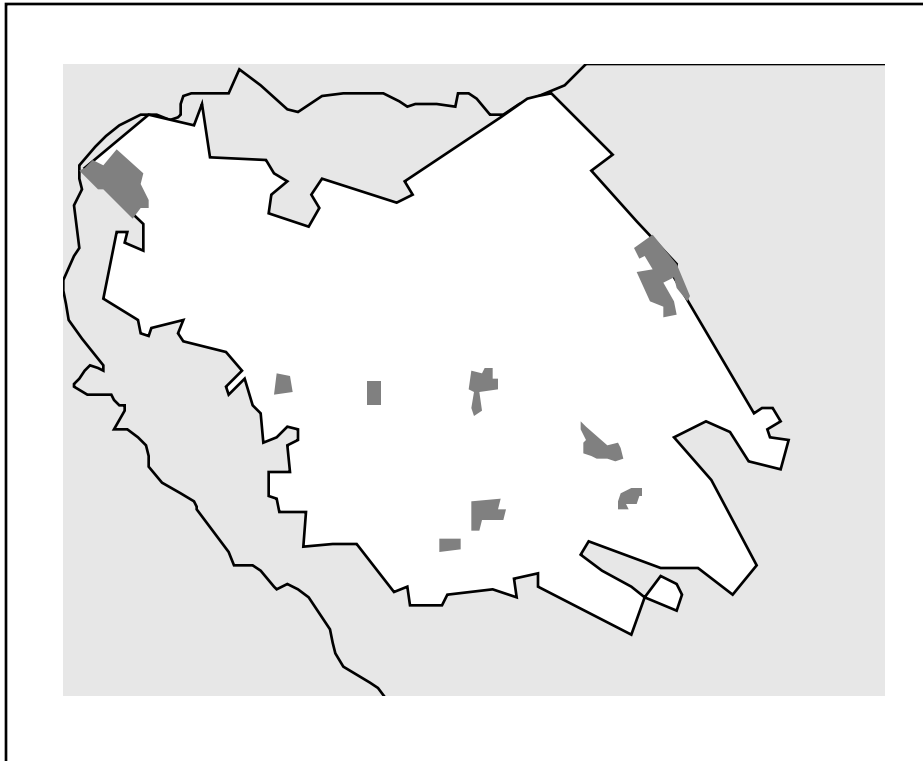


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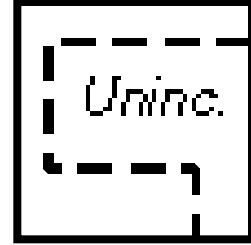
Urban Unincorporated Area Issues & Policies



Santa Clara County
General Plan

General Land Use Management

Urban Unincorporated Area Issues and Policies



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Note: The preceding illustration of the locations of certain unincorporated areas within city Urban Service Areas is not intended to be definitive or all-inclusive. Policies of this chapter apply to all such lands whether depicted or not.



Summary

This section of the General Plan addresses the issues of general land use management and development within urban unincorporated areas of Santa Clara County, i.e., unincorporated lands within the cities' Urban Service Area boundaries. These areas consist primarily of "pockets" or islands of unincorporated land surrounded by incorporated territory, most of which are fully developed, and some areas of not fully developed lands at the periphery of the incorporated areas.

The major policy directions or "strategies" defined by the General Plan for the urban unincorporated areas are to:

- Strategy #1: Promote Eventual Annexation**
- Strategy #2: Ensure Conformity of Development with Cities' General Plans**
- Strategy #3: Provide services as Efficiently and Equitably as Possible**

The strategies and policies included in this chapter build upon those of the 1980 General Plan, emphasizing that urban unincorporated islands and pockets should be eventually annexed to cities. However, the revised strategies and policies reflect a conscious shift from some of the approaches articulated in the 1980 Plan that relied on the use of disincentives or somewhat punitive approaches to promoting annexation of urban unincorporated lands. Examples of such negative approaches include policies that the County apply substantially more restrictive zoning districts than would a city, to discourage unincorporated development from occurring, and setting County development fees higher than city fees for similar types of development in the island areas, or "pockets."

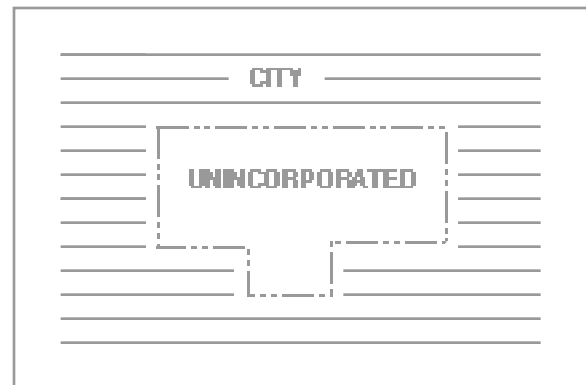
The revised strategies and policies encourage all interested parties to work cooperatively with each other, including the cities, the County, citizens and any special districts involved in providing services to urban unincorporated residents and businesses, in order to develop

long term plans for the urban unincorporated areas that will facilitate their eventual annexation. Although some areas may not annex in the near future, the long term goal remains for all lands within cities' Urban Service Areas to eventually become incorporated by the surrounding city. In the interim, it is incumbent upon the County to ensure that land use and development within these areas conforms with that which is prescribed by the applicable city's general plan and that services are provided in the most efficient and equitable manner possible.

Background

RELEVANCE OF THE COUNTYWIDE "URBAN DEVELOPMENT POLICIES"

The jointly-adopted, countywide "urban development policies" of Santa Clara County have now been in place for two decades. These growth management policies, which require that urban development occur only within cities' Urban Service Areas and under city land use jurisdiction, were adopted in the early 1970s in response to unprecedented urban growth during the 1950s and 1960s. Earlier, in 1967, the Board of Supervisors adopted a policy which directed landowners to annex to a city if they intended to develop their land for urban uses. This policy was followed in 1971 with a local LAFCO policy that all urban development should occur within cities, and that each city must define an "urban service area" map (see side bar).





Definitions of Terms Used:

Unincorporated island:

Unincorporated land which is completely surrounded by a city or town, regardless of size.

Unincorporated pocket:

Similar to an island, except that it is not completely surrounded by city or town boundaries. Pockets are generally located on the periphery of cities or towns within the urban service area.

Local Agency Formation Commission (LAFCO): LAFCOs were formed by the State Legislature in 1963 to discourage urban sprawl, preserve agricultural lands and encourage the orderly formation of local agencies, including cities and special districts. All jurisdictional boundary changes as well as urban service area and sphere of influence boundaries must be approved by this five-member commission.

Urban service area:

California Government Code section 56080 defines an urban service area as:

“developed, undeveloped, or agricultural land, either incorporated or unincorporated, within the sphere of influence of a city, which is served by urban facilities, utilities, and services or which are proposed to be served during the first five years of an adopted capital improvement program of the city if the city adopts that type of program for those facilities, utilities, and services.”

The original urban service area boundaries in Santa Clara County were developed by LAFCO in cooperation with each city during the mid-1970s, and then formally adopted by LAFCO. The Commission must approve any change to these boundaries.

City Conducted Annexations:

Cities within Santa Clara County have the unique ability to approve their own annexations within the established urban service area, bypassing LAFCO approval. Special legislation which allows this to occur was achieved as a result of the unique urban development policies agreed upon between the County and the cities.

Municipal Organization Act of 1977 (MORGA):

Adopted by the State Legislature in 1977, the MORGA Act consolidated the various laws on city incorporation and annexation into one law. One of its most noteworthy aspects was the island annexation provision, which remained in effect until January 1981. This authorized cities to annex territory without an election in substantially developed unincorporated islands or pockets less than 100 acres, to encourage annexation of such islands. Such annexations could be initiated by city councils or by the Board of Supervisors.

The County entered into urban development agreements with all fifteen cities in the early 1970's. Several important consequences of the urban development policies should be noted. First, since the County and cities expect that all lands within USAs will eventually be annexed and subject to city land use authority, the County defers to the cities' general plans in determining what the appropriate urban uses and densities should be in a given area. Secondly, cities are permitted to conduct “city-sponsored” annexation of lands located within their USAs without LAFCO hearings and approval, thereby streamlining annexation procedures once a property is within the USA. Thirdly, unincorporated development under County jurisdiction cannot occur on properties eligible for annexation within an urban service area unless the landowner is refused annexation by the city.

TYPES OF URBAN UNINCORPORATED AREAS – ISLANDS AND “POCKETS”

The scattered and often haphazard development patterns of the two decades prior to the adoption of the joint “urban development policies” often resulted in some areas being fully urbanized without being annexed. As development continued outward, other large areas were “leapfrogged” and left in County land use jurisdiction, both developed and undeveloped. As a consequence, today the Urban Service Areas of many cities contain scattered, urbanized, unincorporated lands, completely or nearly surrounded by incorporated city lands.

These areas are referred to in state enabling legislation as “islands” and more often locally as “urban pockets.” Most often, the actual devel-



opment of the “pockets” generally pre-dates the institution of the countywide urban development policies in the early 1970s.

The pockets range in size from several blocks to whole neighborhoods or communities. Some of the larger urban pockets, such as the Burbank or Cambrian areas within San Jose, have long maintained a distinct history and enduring sense of community identity. Other pockets, although smaller and primarily residential in nature, also share a strong sense of neighborhood identity. In other cases, residents of some of the smaller pocket areas identify more or less with the larger municipality in which they are located.

The County and the cities recognize the importance of maintaining the historical attributes and sense of community shared by many of the urban unincorporated pockets, and it is the intent of this General Plan that the physical and social environments of these areas be maintained and enhanced, where possible, in conjunction with the other major objectives outlined in the strategies of this chapter of the Plan.

ANNEXATION HISTORY OF POCKETS

The larger pockets have remained unincorporated over time despite past city annexation attempts, and even despite state laws which allowed forced annexations from 1977-1980 (see sidebar on the Municipal Organization Act, or MORGA). In some instances, past annexation attempts have been unsuccessful due to strong resistance from unincorporated residents and businesses. For example, before 1978, property taxes were generally lower in the unincorporated areas than in the incorporated areas.

Although implementation of Proposition 13 has virtually eliminated discrepancies between incorporated and unincorporated area property tax rates, it is still a common misconception that property taxes will rise upon annexation. In other more rare instances, residents supported annexation, but were faced with a city’s opposition due to the capital costs of required infrastructure improvements.

URBAN SERVICE PROVISION ISSUES

In general, it has been more difficult and expensive for the County to serve the urban unincorporated areas than it would have been for the surrounding cities, by virtue of the fact that the areas are dispersed through a metropolitan area of several hundred square miles and due to the variety of conditions encountered. For example, for some pocket or island areas, the County contracts with a city police department for such services, whereas in other cases the County Sheriff’s office provides basic security services.

Historically, it has not been the role of the County government to fully provide urban services and infrastructure, as evidenced by the absence of a County public works department. Furthermore, since the joint urban development policies were instituted, County, LAFCO, and city policies have emphasized that the only governmental entities that will be responsible for urban services are the cities and special districts, under the guidance of the Local Agency Formation Commission of the County.

As a result, the County has very few mechanisms or resources for providing and maintaining urban infrastructure and services. The picture is further complicated by the inefficiencies of having to ensure services are provided for the many small, widely scattered areas that are surrounded or substantially surrounded by cities. Consequently, it is common that the residents of such areas generally receive lower levels of urban services than the surrounding city residents. In other cases, residents of urban unincorporated areas may utilize certain types of city-provided services, such as parks and libraries, for which they pay no property taxes to support.

To minimize the complexities and inequities of urban service provision, the adopted policies of the County, the cities and LAFCO state that urban islands and pockets should be annexed, just as undeveloped lands intended for future urbanization within the USA should be when development occurs. However, without improved cooperation between the jurisdictions



and the residents involved, and joint planning to help resolve or minimize issues that have delayed annexation in the past, some pockets may remain unincorporated for some time to come. Such long range planning efforts will be needed not only to bring some unincorporated areas into conformance with the policies, plans and development standards of the surrounding cities, but as a matter of simply trying to maintain the quality of life for residents until such time as annexation is possible.

Strategies, Policies and Implementation

The General Plan contains three basic strategies or overall policy directions for managing land use and development in the urban unincorporated areas. They consist of the following:

- Strategy #1: Promote Eventual Annexation
- Strategy #2: Ensure Conformity of Development with Cities' General Plans.
- Strategy #3: Provide Services as Efficiently and Equitably as Possible



Strategy #1: Promote Eventual Annexation

A basic premise of the countywide joint urban development land use policies is that urban development shall occur only in cities, which have the capability of providing urban services to their residents and businesses. Planning for and providing services to urban development is the responsibility of the cities in cooperation with the special districts involved, such as sanitation, waste collection and disposal, and school districts. As such, it is intended that any lands included within the Urban Service Area of a city eventually be annexed.

Annexation of existing urban unincorporated areas or "pockets" benefits both the County and cities, in that it simplifies and reduces the expense of providing urban services to the many scattered urban unincorporated areas, and because the cities then receive property taxes

from the those areas, which help pay for services heretofore used by the residents before annexation, such as libraries and parks. Residents and businesses also gain a voice in city government issues, and communities gain representation on the City Council.

Finally, although some island residents may perceive that it is not presently in their interest to become integrated with the surrounding city, ultimately, the long term, comprehensive planning capabilities needed to maintain and enhance the built environment will only be available from the cities and special districts, in coordination with the County. Replacing and updating urban services and infrastructure, such as roads and sewers, rehabilitating and upgrading the aging housing stock, and maintaining other aspects of the built environment, not to mention social and community service needs, are formidable tasks, and not without financial costs.

These are tasks for which the County alone will not have the resources needed. Eventually, the County, the cities, special districts, and residents of the presently urban unincorporated islands will need to work together to a far greater extent than in the past to accomplish these necessary objectives, in order to maintain the livability of their communities and neighborhoods. Improving the physical and social environment through cooperative planning, even with the ultimate goal of facilitating eventual annexation, should not be considered in conflict with other valid objectives, such as retaining a strong sense of community or neighborhood identity.



Policies and Implementation

U-LM1

Urban unincorporated areas within city Urban Service Areas should eventually be annexed into the city.

U-LM2

The quality, integrity, and community identity of existing residential and commercial areas in urban unincorporated areas should be maintained and, where possible, enhanced.

**U-LM3**

To facilitate eventual annexation and improve overall quality of life, various land use planning and other related studies should be conducted in cooperation with the applicable surrounding city for those large urban unincorporated areas that are unlikely to be annexed in the short term future.

U-LM4

Cities should have the opportunity to annex individual parcels eligible for “city-conducted” annexation prior to the submittal of significant land development applications for those parcels.

U-LM5

If a parcel is eligible for annexation, certain applications may not be accepted by the County for processing unless accompanied by a statement from the applicable city indicating annexation was considered and denied. Such applications include:

- a. development applications for new residences or other new development (architectural and site approval, building permit, or building site approval); and
- b. subdivisions, use permits or zoning district changes.

Implementation Recommendations**U-LM(i) 1**

Develop special area plans to bring urban pockets into general compliance with city plans, policies and development standards over time. (Implementors : Cities, County, LAFCO, local residents and property owners)

U-LM(i) 2

Elicit the cooperation and support of cities, community leaders and special district representatives in developing and implementing long range plans intended to facilitate annexation. (Implementor: County, Cities)

U-LM(i) 3

Develop and distribute information on the implications and consequences of annexation, in order to dispel misconceptions that annexation will cause higher property taxes. (Implementor: Cities and LAFCO, with County participation, as appropriate)

U-LM(i) 4

Prepare informational brochures and community newsletters regarding annexation and related issues for distribution to residents and property owners, and make public presentations available to community council other neighborhood meetings in the unincorporated island areas. (Implementor: Cities and LAFCO, with County participation, as appropriate)

U-LM(i) 5

Evaluate and simplify the annexation process where possible, and develop a streamlined application for annexing developed urban islands and pockets. (Implementor: Cities and LAFCO, with County participation, as appropriate).

U-LM(i) 6

Work toward making the annexation process affordable to residents and inform them how they can lower their annexation fees by bringing together more neighbors to share fees. (Implementor: Cities, with County participation, as appropriate)

U-LM(i) 7

Develop incentives for applicants to include neighboring parcels in their proposals, such as a “finder’s fee reduction” for successfully including more neighbors in an annexation action. (Implementor: Cities, with County participation, as appropriate)

U-LM(i) 8

Provide necessary technical support and expertise to residents of islands and pockets during the preparation of annexation applications, including environmental work and mapping. (Implementor: Cities, LAFCO)



General Land Use Management

Urban Unincorporated Area Issues and Policies



Strategy #2:
*Ensure Conformity of Development
With Cities' General Plans*

Within cities' Urban Service Areas, the County does not apply any General Plan designation or classification of prescriptive land uses or densities to unincorporated parcels. Instead, allowable land uses and densities are determined by the applicable city's general plan. This arrangement reflects one aspect of the division of authority between the cities and the County under the jointly-adopted countywide "urban development policies." Assuming that all urban unincorporated areas will eventually be annexed by the cities, it is appropriate that the city which will have ultimate jurisdiction over an area have the ongoing authority to plan for what are presently unincorporated areas.

The responsibilities of the jurisdictions (County and city) are fairly straightforward. For urban unincorporated lands ineligible for annexation or for which annexation has been refused or deferred, the County is obligated to administer current planning functions, such as permit processing, zoning administration, and code enforcement; whereas, each city addresses through its general plan the long range planning issues of land use, density and other issues.

In order to ensure that development permitted under County jurisdiction is generally in conformance with what would be permitted according to each city's general plan, the County applies zoning districts and development regulations compatible with the applicable city's general plan designation. Given the variety and complexity of some cities' development regulations, it is infeasible for the County to attempt to administer the actual regulations of the cities.

When there are differences between County and city development regulations of some consequence, such as for setbacks, building height and bulk restrictions, or other standards, the County may be able to adjust its standards to minimize those inconsistencies. In any case, the County strives to work cooperatively with the applicant, the city and other interested parties to ensure that the resulting development is as

consistent as possible with the policies and regulations of the city involved and will not present future problems for either the property owner, the city, or adjacent residents.



Policy and Implementation

U-LM6

County land use and development regulations within a city Urban Service Area shall be generally compatible with the applicable city's general plan designations and accompanying policies.

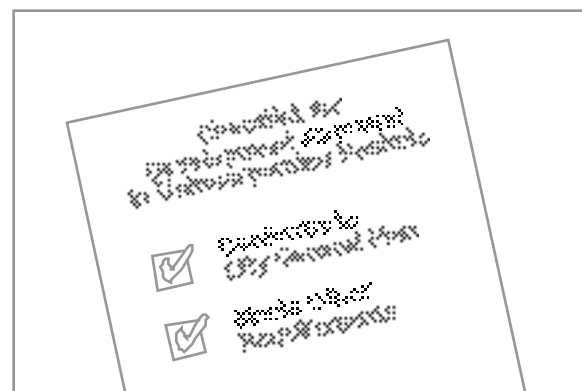
U-LM7

Subdivisions, use permits and zone changes for unincorporated property within a city Urban Service Area shall conform with the applicable land use and density criteria of the city's general plan.

U-LM8

County zoning, land development, and building regulations should be designed and administered to:

- preserve and enhance the quality of existing urban unincorporated areas; and
- maintain community identity, through heritage resource preservation, conservation of historic structures and places, and other similar measures.





U-LM9

In cases where significant differences exist between County and city development standards (i.e. setbacks, height, bulk regulations), resulting in potentially inappropriate development or conflicts, the County should consider adjusting or modifying its ordinances and standards to minimize problems and achieve greater conformance with city standards.

U-LM10

No applications for subdivisions, use permits or zone changes for property within any city's Urban Service Area may be accepted by the County for processing unless it is accompanied by a statement from the applicable city affirming city general plan conformance.

Implementation Recommendation

U-LM(i) 9

Review all present County zoning districts applied within Urban Service Areas and compare with applicable city general plan designations. Identify significant inconsistencies and if needed, rezone inappropriately zoned areas to zoning districts that conform with city general plans.

U-LM(i) 10

Inform cities of County general plan conformance policies so that policies and authority are fully understood by city staff and officials.

U-LM(i) 11

Evaluate County and city development standards and regulations for possible inconsistencies of significance and modify County regulations where necessary to rectify or minimize the impacts of inconsistencies. {relates to policy 6}

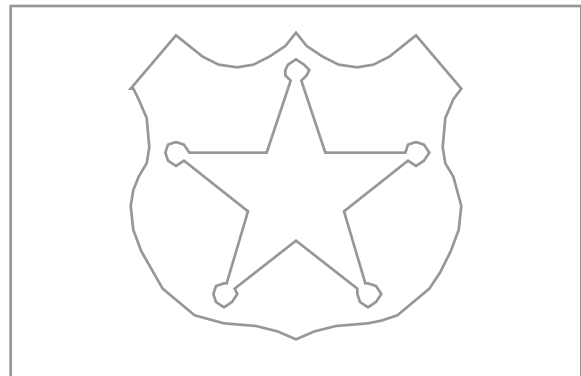


Strategy #3:

Provide Services as Efficiently and Equitably as Possible

Although joint County, city, and LAFCO policies promote the annexation of urban "pockets," partly on the basis that urban services are most efficiently provided by cities, in reality many developed urban unincorporated areas may not be annexed in the immediately foreseeable future. In the interim, the County should ensure that necessary urban services and facilities are provided as efficiently and cost-effectively as possible to these areas. Not only does the County have a responsibility to provide basic levels of urban services to urban unincorporated area residents, but by maintaining and upgrading existing services and facilities, the County and the cities facilitate the ultimate annexation of these areas.

Nevertheless, it remains difficult for local governments to pay for basic urban services, much less improve upon them, in light of outcomes of Prop 13. Since the passage of Proposition 13 in 1978, new funding sources have become virtually non-existent, due to the 2/3 voter approval requirement for new taxes and reduced growth in property tax revenues overall. Because it is recognized that cities should not be expected to provide services without compensation, the financial burden falls to the County. Therefore, cooperation among jurisdictions to explore creative, cost effective measures becomes the only option to costly provision of services in the unincorporated urban areas.





	<i>Policies and Implementation</i>
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U-LM 11

Urban services shall be provided to residents and businesses of unincorporated urban areas in the most efficient, cost effective and equitable manner possible, using cooperative efforts by all jurisdictions involved.

U-LM 12

Increased levels of service within the urban unincorporated areas should be provided on a cost recovery basis whenever possible.

U-LM 13

Cities should not be expected to provide urban services, either directly or indirectly, to urban unincorporated areas unless through contractual arrangements or as part of improvements to area services or infrastructure that are of recognized benefit to both unincorporated and incorporated areas.

U-LM 14

In order to anticipate long term service and infrastructure needs and to facilitate the eventual annexation of urban unincorporated areas, the County, LAFCO, cities, and urban unincorporated area residents should cooperatively explore and develop long term plans for urban service provision, integration of services, and infrastructure maintenance and replacement, where appropriate.

Implementation Recommendation***U-LM(i) 12***

Contracts with the cities should be arranged whenever practical, to provide service to islands or pockets which are inefficient for the sheriff or fire protection districts to serve. (Implementor: County, Cities)

U-LM(i) 13

Consult with individual cities and sanitation/sanitary districts towards the long term integration of small-scale sewer systems into larger systems, where appropriate, to improve delivery of sewer services.

U-LM(i) 14

Develop street master plans and development standards and policies that are compatible with those of the surrounding cities in the unincorporated islands and pockets. (Implementor: County)}

U-LM(i) 15

Develop storm drain master plans and standards that are compatible with those of the cities for any storm drainage system which must connect to a city system. (Implementor: County)

U-LM(i) 16

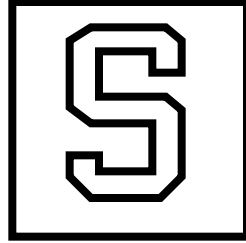
The County should require dedicated easements for roads, sewers and utilities that are compatible with city pre-zoning and master plans.

U-LM(i) 17

Explore the use of Community Development Block Grant funds (CDBG) and other Federal or State funds to finance needed improvements in major unincorporated islands and pockets.

Stanford University

UrbanUnincorporatedArea Issues andPolicies



NOTE: The **Stanford University** Chapter of the 1995-2010 Santa Clara County General Plan has been superseded in its entirety by the adoption of the 2000 Stanford Community Plan. The Stanford Community Plan, adopted December 12, 2000, is published and made available as a separate document.

[Amended 12/12/2000; File#: 7165-07-81-99GP]



Background

LAND USE AUTHORITY OVER STANFORD LANDS

Stanford University owns approximately 3,800 acres of land in Santa Clara County.

Some of its lands have been developed for non-academic uses and have been annexed to the City of Palo Alto. These lands, including the Stanford Research Park and Stanford Shopping Center, are under the city's land use authority.

The main campus area and most of the Stanford foothills in Santa Clara County outside of the Stanford Research Park remain unincorporated and thus are under the land use jurisdiction of Santa Clara County.

THE STANFORD UNIVERSITY CAMPUS: A UNIQUE "URBAN UNINCORPORATED AREA"

Although it lies outside the city limits of Palo Alto, the main campus area of the University is within Palo Alto's urban service area, and therefore constitutes an "urban unincorporated area" as defined by this Plan. The Stanford University campus lands are, however, unlike all other urban unincorporated lands in Santa Clara County in a number of significant respects in that they:

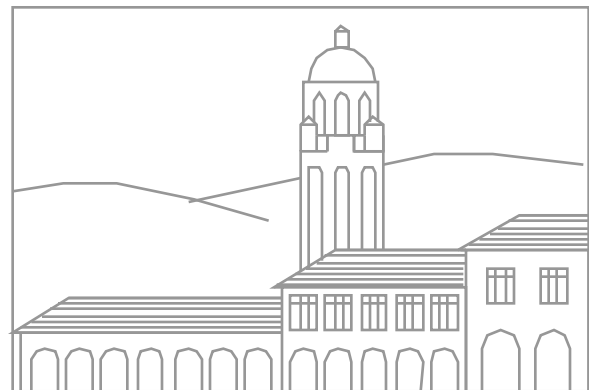
- are used entirely for academic and related purposes;
- are entirely under the ownership of a single landowner that:
 - is both a major employer and a major provider of housing;
 - provides many of its own urban services and facilities; and
 - has its own land use planning staff;
- cannot be sold (due to restrictions in Leland Stanford's original grant founding the University);
- are the subject of unique interjurisdictional agreements involving the County, Palo Alto, and the University [see sidebar]; and
- encompass a unique integrated community whose members are all related, in one way or another, to the University.

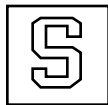
EXCEPTION TO BASIC URBAN UNINCORPORATED AREA POLICIES

In recognition of Stanford University's uniqueness, its campus lands are exempted by the County from the two basic General Plan strategies applicable to other urban unincorporated areas:

- unincorporated lands within city urban service areas should be annexed to the cities in whose urban service areas they are located, and
- land uses for unincorporated lands within city urban service areas should conform to the general plan of the city in whose urban service area they are located.

The exceptions to the above policies are provided for in formal agreements entered into by the City of Palo Alto, the County, and Stanford University. These agreements also acknowledge that both Stanford and Palo Alto have legitimate interests in the planning decisions made by the other and establish procedures for assuring that each of them will have adequate opportunity to review and comment upon projects and proposals that may affect the other.





Strategies, Policies and Implementation

BASIC STRATEGIES REGARDING STANFORD LANDS

This General Plan has four basic strategies for addressing issues relating to land use, growth and development at Stanford University:

Strategy #1: Accommodate Planned Growth

Strategy #2: Mitigate and Monitor the Impacts of Growth

Strategy #3: Meet Urban Service Needs

Strategy #4: Facilitate Local Planning Coordination



*Strategy #1:
Accommodate Planned Growth*

Stanford University is a major, world-class educational institution whose student, faculty, and staff populations are likely to grow, along with its campus facilities. The “net adjusted daytime population” increased from 31,194 persons in 1988 to 31,419 persons in 1993. While this increase is less than 1% over the 5 year period, the County acknowledges the potential for increased growth in the future and therefore requires that Stanford’s growth be carefully planned, reviewed, and monitored to assure consistency with County plans, policies, ordinances, and permits.

Growth at Stanford is currently limited by the General Use Permit issued to the University by the County in 1989, which establishes limits on both (a) the amount of square footage that may be added to the campus for academic uses, academic support, and housing, and (b) the total “adjusted daytime population” of the University. Prior to reaching either of these caps or changing the basic uses allowed, Stanford must file for modification of its use permit.



Policies and Implementation

U-ST 1

The use of Stanford lands in the unincorporated area of Santa Clara County shall be consistent with:

- the County General Plan;
- the County Zoning Ordinance;
- a conditional use permit known as the Stanford University General Use Permit, as applicable;
- other use permits and approvals as required; and,
- the three-party interjurisdictional agreement.

U-ST 2

Growth and development of affected Stanford lands shall be consistent with the University’s General Use Permit from the County, as may be amended from time to time.

U-ST 3

Academic development on unincorporated lands of Stanford University within Palo Alto’s urban service area shall not be required to conform to the city’s general plan.



*Strategy #2:
Mitigate and Monitor the
Impacts of Growth*

The Environmental Impact Report (EIR) prepared for the Stanford University General Use Permit in 1989 identified several potentially significant impacts of Stanford’s proposed growth and development, particularly impacts related to traffic and housing.



Consequently, Stanford agreed to take various actions to mitigate these impacts. The County requires that the University submit an annual report presenting (a) population and square footage data and (b) outlining the University's compliance with housing, transportation, and other conditions of the use permit. Through this

ongoing monitoring process, the County works with the University to assure that the impacts of its growth are mitigated in accordance with the provisions of the University's General Use Permit.

STANFORD UNIVERSITY INTERJURISDICTIONAL AGREEMENTS

Stanford, the County, and Palo Alto have entered into two joint agreements that provide a framework for the relationships among the three parties with regard to annexation of Stanford lands, multi-jurisdictional review procedures, and provision of urban services.

1985 LAND USE AGREEMENT

This agreement, adopted in 1985, sets forth the policies of the County of Santa Clara, the City of Palo Alto and Stanford University regarding land use, annexation, planning, and development of Stanford lands in Santa Clara County. It presents four areas of agreement between the three parties:

- General Policies,
- Specific policies governing academic use of Stanford lands,
- Specific policies governing non-academic use of Stanford lands, and
- Implementation of the policies.

■ General Policies

The general policies outline Stanford's uniqueness and document the agreement that all academic, open space and agricultural uses should remain unincorporated while non-academic uses of University land should be subject to city annexation. These policies also include agreements regarding the multi-jurisdictional review procedures which will occur prior to any project or proposal.

■ Specific Policies Governing Academic Use of Stanford Lands

All Stanford lands are held by the Board of Trustees for ultimate academic use. These policies define "academic uses", describe the County's review and approval procedures, state Stanford's intention to continue to provide all municipal services, and articulates the agreement between

Stanford and Palo Alto that neither seeks annexation of lands designated for academic use.

■ Specific Policies Governing Non-Academic Use of Stanford Lands

The Trustees allow non-academic use of certain designated parcels to produce income to support the University and its programs. These policies define "non-academic uses", state Stanford's intent to request annexation for parcels on which any non-academic use is proposed, and describe the City of Palo Alto's review and approval procedures.

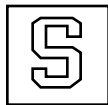
■ Implementation of the Policies

The staffs of the three parties, in cooperation, will maintain an information document known as the Stanford Protocol which outlines all adopted land use designation, regulation, restrictions, and review and referral procedures. The staffs will continue to refer development applications to each other and will, as necessary and appropriate, join in requests to other jurisdictions.

REVISED STANFORD PROTOCOL FOR 1985 LAND USE POLICY AGREEMENT

A revision to the 1985 Land Use Policy Agreement was adopted in 1990 following the 1989 adoption of the revised Stanford University General Use Permit. It lists designations for unincorporated Stanford University lands in Santa Clara County and procedures for referral and review of Stanford development applications.

The County review section specifies which projects will require Architectural and Site Approval (ASA) or Design Review and which will be exempt from both as specified in the General Use Permit. The document also contains public notice procedures.



Policies and Implementation

U-ST 4

Stanford University shall mitigate, as appropriate, significant environmental impacts of its growth and development in accordance with the conditions of the General Use Permit.

U-ST 5

When reviewing any significant proposed future changes in the University's designations on the Land Use Map of the County's General Plan or in the General Use Permit, the County shall assess the impacts of these proposed changes on (a) the natural environment and (b) adjacent jurisdictions, and shall require appropriate mitigation where necessary.



**Strategy #3:
Meet Urban Service Needs**

The County's basic policy regarding urban unincorporated lands within a city's urban service area is that they should be annexed to that city. This policy is intended primarily to (a) allow for more efficient provision of urban services and facilities, and (b) assure that development within these lands is consistent with development plans for the surrounding community.

Stanford University is an exception to this basic policy because (a) it is responsible for the provision of its own urban services, and (b) the planning and land use decision making processes affecting it are the subject of special joint agreements among the County, Palo Alto, and the University.



Policies and Implementation

U-ST 6

The provision of urban services to the academic lands of Stanford University shall be the responsibility of the University. This may be accomplished through appropriate contractual relationships with local jurisdictions.

U-ST 7

Academic land uses, for which the University provides or obtains its own services, should not be required to annex to a city.

U-ST 8

Open space and agricultural uses of land of the University held for future academic use should remain unincorporated.

U-ST 9

Other non-academic uses of University land should be subject, in appropriate cases, to city annexation, as agreed to in the three-party interjurisdictional agreement.



**Strategy #4:
Facilitate Local Planning
Coordination**

The County, the City of Palo Alto, and Stanford University have all acknowledged that their individual planning decisions have the potential to impact one another. In recognition of that fact, they have established formal agreements to assure opportunities for mutual review and comment concerning projects and other proposals that may affect each other. [see sidebar regarding joint land use agreement]

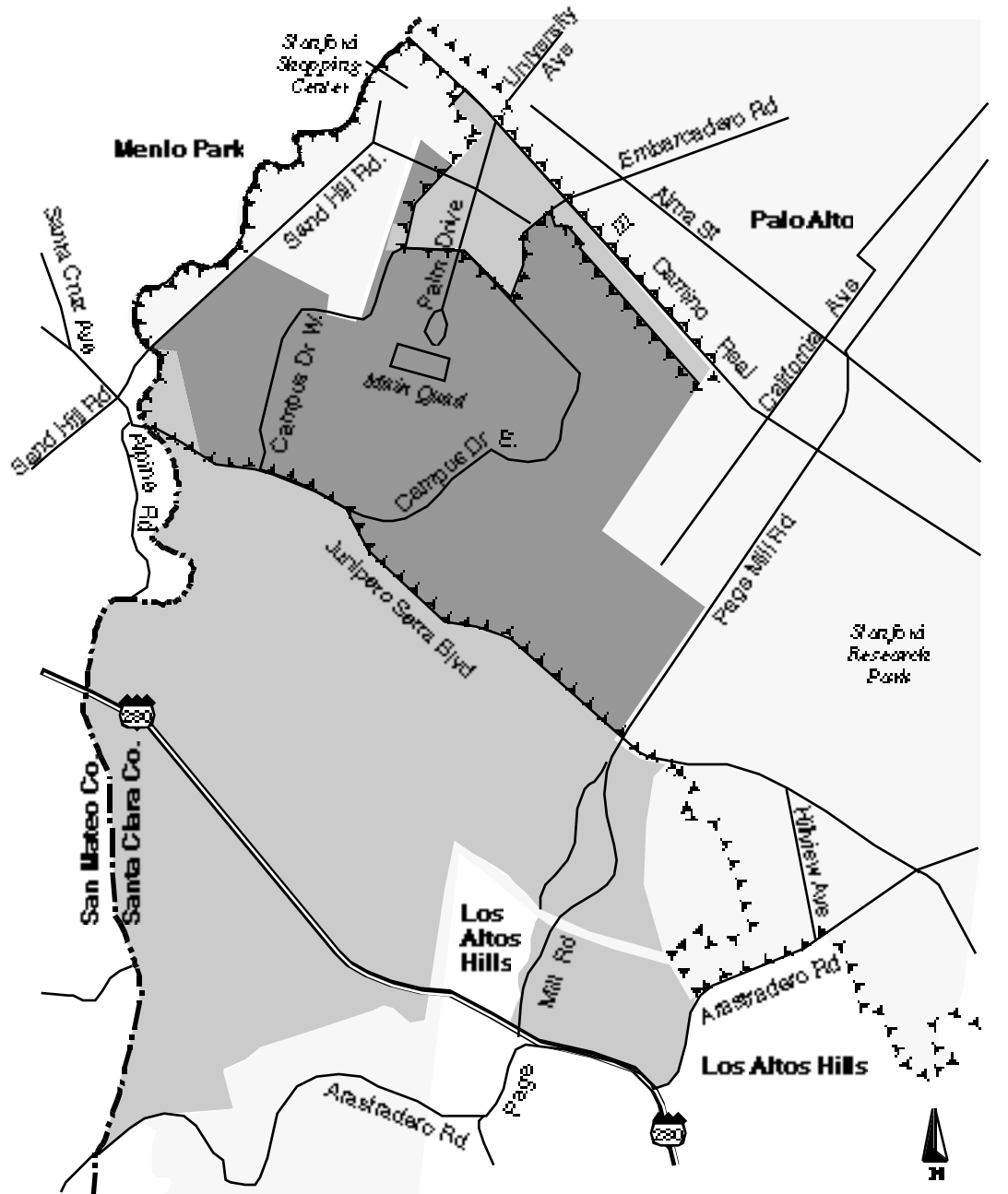


Policies and Implementation

U-ST 10

The County shall, in accordance with adopted protocols and agreements, provide opportunities for the City of Palo Alto to review and comment upon projects and proposals involving Stanford University that may affect the City.

Santa Clara County General Plan Land Use Designations for Stanford University



General Plan Designations

- Academic Reserve & Open Space
- Campus

--- County Line

Palo Alto

(outside)

(inside)

Palo Alto Urban Service Area

1 Mile = 1.5 Inch

0 0.5 1 mile